



**Vineyard – country estate with a modern style villa for sale near Ronda in Andalusia**

Costa del Sol (other)

 House  Plot 56334 m<sup>2</sup>  Built 963 m<sup>2</sup>  Terrace 209 m<sup>2</sup>  4  4  # Ref. 152150

 On request

## Villa - Finca in a contemporary style for sale with vineyard in a secure and exclusive resort near Ronda, Costa del Sol

**SOLD**  
**HOWEVER, WE STILL HAVE A SIMILAR VILLA FOR SALE IN THIS ESTATE. PLEASE ENQUIRE.**

### PROPERTY HIGHLIGHTS

- Country estate with villa in a modern country style
- Own vineyard managed for you
- Part of a low profile and exclusive, gated wine resort

**A unique opportunity to buy your own vineyard, estate or villa, in Spain known as: Finca, Cortijo, Hacienda or Bodega and have your own wine bottled.**

Situated on a plot of more than 56.000m2 in a 200-hectare exclusive and low-profile "gated wine & country resort", amidst several natural parks.

Many of us would like to own an estate, with or without a vineyard, but can be reluctant, because estates are isolated and/or because of the work involved. Well now, this villa is just an exception to this rule!

**The villa is part of a fully fenced and permanently secured resort consisting of several haciendas, where the cultivation of grapes and wine bottling will be centrally arranged for you and therefore you will be completely taken care of.**

The haciendas, each with their own vineyard, are integrated in perfect harmony with the landscape, the natural ecosystem, vineyards and centuries-old oak forests.

The unique concept allows you **to tune your wine to your personal taste and bottle it under your own label**. (Approximately 500 bottles per year). The wines produced on the estate are of the highest quality.

Most of the fincas have been built a long time ago and sometimes they lack modern comforts or need renovation works or require a lot of maintenance, but this villa is the exception to the rule.

### THE VILLA

- **This design villa was recently built in a contemporary country style and is equipped with all modern comforts.**
- The villa is mainly built on one level, yet there is a lift that takes you to the basement where your own design wine cellar awaits you.
- The plot is over 5.6 hectares and has a garden and a private swimming pool large enough for laps.
- The pool is surrounded by a tiled terrace and equipped with a spacious sun deck and offers a beautiful panoramic view.
- **The villa seems to be interwoven with the existing trees that create a sense of unity with nature, atmosphere and a subtle play of light from sun and shade.**
- From the various spacious terraces you can enjoy magnificent views.

- Eye-catching entrance and soothing water features.
- Inner garden (patio), which provides extra light and natural ventilation.
- The villa has an **open plan layout** with 2 living rooms, a formal dining room and a modern fully equipped kitchen.
- Atmospheric modern fireplace.
- The interior is **spacious and bright**.
- Terrace with barbecue adjacent to the kitchen.
- There are 4 bedrooms en-suite.
- The master bedroom en-suite with a freestanding bath, gives access to an open terrace and has a dressing room and sauna.

## Other features:

- Underfloor heating in the living area
- Intelligent home system for controlling light and temperature
- Lift
- Garage
- **The villa will be sold fully furnished**
- **Fully operational vineyard**, where agricultural procedures, bottling and sanitary regulations are arranged for you.

Viewing is by appointment only. A bank reference is required. If you are unfamiliar with the Ronda region and are staying on the coast, it is best to take a day off to get to know the villa, the resort and Ronda thoroughly. If you are interested, please contact us. We will be happy to help you.

## THE SURROUNDINGS:

- The historic centre of Ronda is less than 10km away (about 15 min. drive).
- The nearest village with its amenities is about 5 km away.
- Cueva de Gato: A unique and beautiful place surrounded by nature, where there is a stunning cave in the rocks where you can admire waterfalls flowing into the crystal clear lake. Situated only 15 minutes away from Ronda.
- The impressive roman ruins of "Acinipo" situated on a hilltop, of which beautiful panoramic views, are about 20 minutes' drive away.
- The picturesque white Andalusian mountain village "Zahara de la Sierra" situated on a large reservoir and with its; seems the stylized rock crowned with a castle, which rises above the village, seems so out of a postcard, is about 25 minutes' drive away.
- Owners and supercar enthusiasts can indulge themselves at the famous "Ascari Race Resort" located just 15km away.
- Marbella and the coast are 60 km and about an hour's drive away.
- Malaga airport is 106 km away and can also be reached within an hour.
- The incomparable and cosy old centre of the city of Malaga is at 105km and will always fascinate you.
- Some additional tips for day trips:
  - "El Chorro" and its lake district with its famous "Caminito del Rey", one of the most spectacular hiking trails in Europe is 60km away.
  - The beautiful historic town "Antequera" with its numerous sights is 90km away.
  - The picturesque "Arcos de la Frontera" is 80km away.
  - The capital of the Sherry "Jerez de la Frontera" is at 110km.
  - The widely acclaimed "Seville" is at 125km and can certainly entertain you many times.

## MORE ABOUT RONDA

As Ronda is the nearest town and as a world-famous tourist attraction nearby, we put this beautiful town in the spotlight even more. There are countless articles, guides and books written about Ronda. So you will undoubtedly find plenty of information.

The town balances on the edge of a rock massif exactly at the point where a 130-metre-deep ravine splits the mountain range in two. The ravine runs right through the town centre.

The "Puente Nuevo", a bridge built in the 18th century, connects both parts of the town centre. Bridges from the Roman and Moorish eras span the river at the lowest point of the gorge and connect the baroque-style town centre with a smaller medieval neighbourhood of mansions, ornamental gardens, the best-preserved Arab baths in Spain and the impressive city walls from the Moorish period and later fortified by order of Emperor Charles V, who also liked to visit Ronda.

In more recent times, Ronda was visited by several celebrities, including Ernest Hemingway and Orson Welles.

The northern side of the plateau on which Ronda is built contains the old town with its numerous restaurants, shopping streets, squares, beautiful parks and the impressive oldest bull arena in Spain (1804) built on the foundations of a Roman theatre.

Along the edges of the mountain massif and the ravine, leafy parks and promenades have been created from which breath-taking views of the surrounding mountain landscape and Ronda itself can be admired.

As you stroll through the squares and winding alleys of the old town, past monumental buildings, palaces and churches, new panoramas open all the time.

Ronda is small, but full of history, beauty and charm. A town to fall in love with!

*p.s. In the pictures you will find some atmospheric images about Ronda, Acinipo, Zahara and Cueva de Gato*



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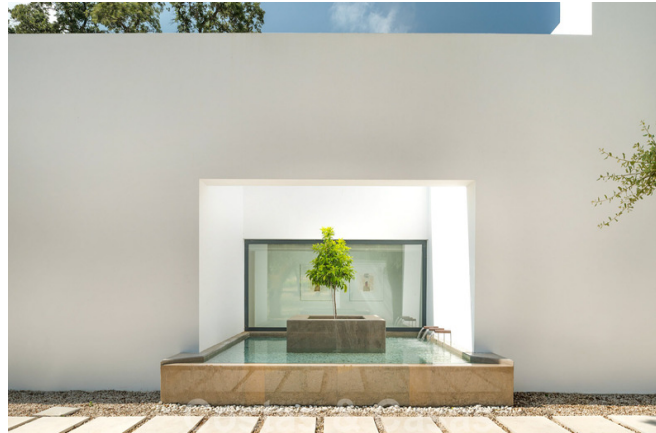
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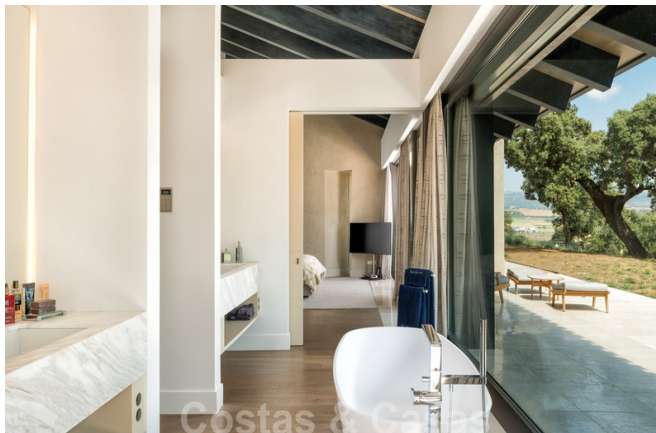
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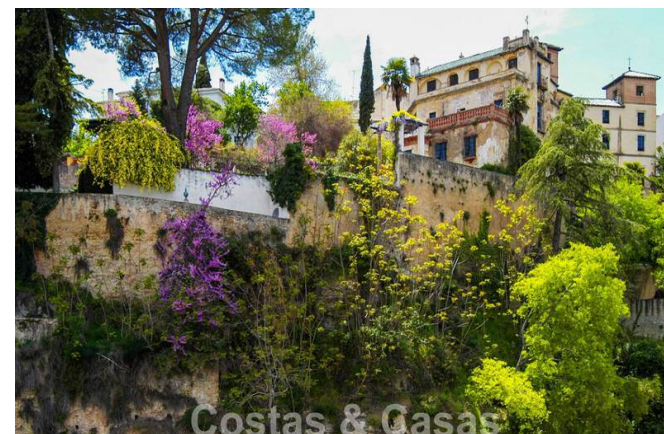
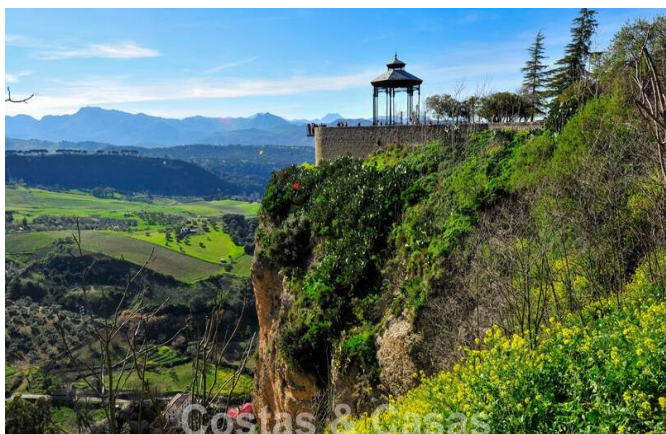
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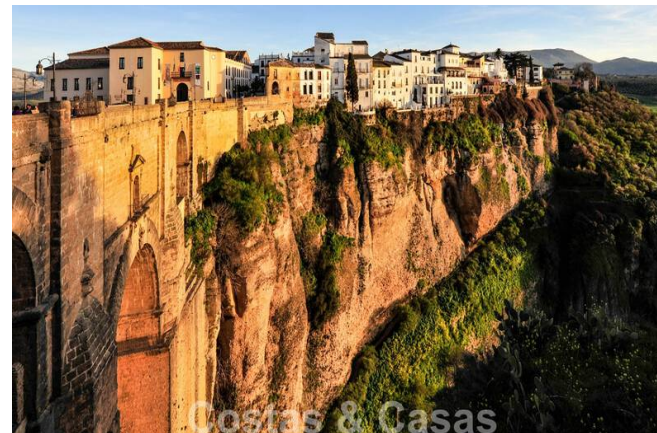
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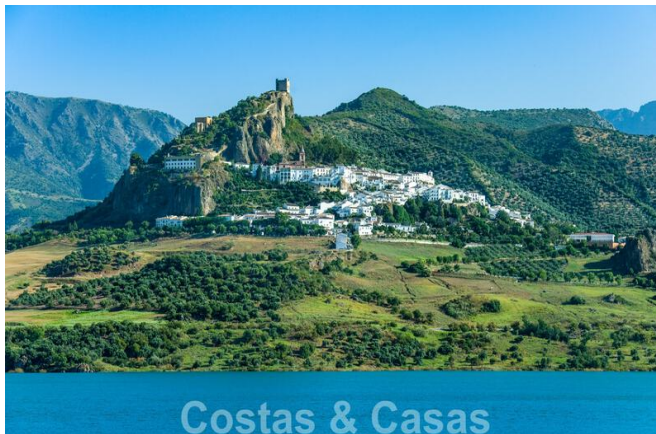
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